



**North Side Marina & Resort**

**180 PVT RD 1735  
Chico, Texas, 76431**

**4.5 ACRES**

**Waterfront Property**

**Pricing: \$2,500,000**

**ANA Commercial  
Bob Wise**

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# OVERVIEW

North Side Marina & Resort

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Prime Development Opportunity! 4.5 acre lakefront property on Lake Bridgeport, perfect for expanding a cabin rental business or transforming into a charming "Tiny Home" or "Glamping" resort community.

Established Marina & Resort with Cabins, Dining, Fishing, Boat Rentals, Swimming, and a Miniature Golf course included. This lakefront property offers incredible expansion and development potential. Double the existing rental cabins, convert the 10 current cabins into single-family retreats, or build a Tiny Home community to create a unique lakeside destination. This property is just 50 miles from Fort Worth! URL: <https://www.northsidemarina.net/>

## PROPERTY SUMMARY

- Price: \$2,500,000
- Property size: 4.5 Acres
- Private Marina with Private Club, Store & Gas
- 10 cabins with expansion potential
- Location: 50 miles from Fort Worth
- Option to expand and build more cabins or Build "Tiny Home" community at the Lake

## PROPERTY HIGHLIGHTS

- Cabins from 1-3 bedrooms & plus suites
- Private dock with 22 slips
- Fishing
- Restaurant and bar
- RV Park
- ~1 acre for additional development like boat repair
- Swimming & Miniature golf course



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Real Estate Brokerage

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972-726-6000

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.



# PROPERTY PHOTOS

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# ADDITIONAL PROPERTY PHOTOS

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# DEMOGRAPHICS

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## Bridgeport, TX

Place in: [Wise County, TX](#), [Dallas-Fort Worth-Arlington, TX Metro Area](#), [Texas, United States](#)

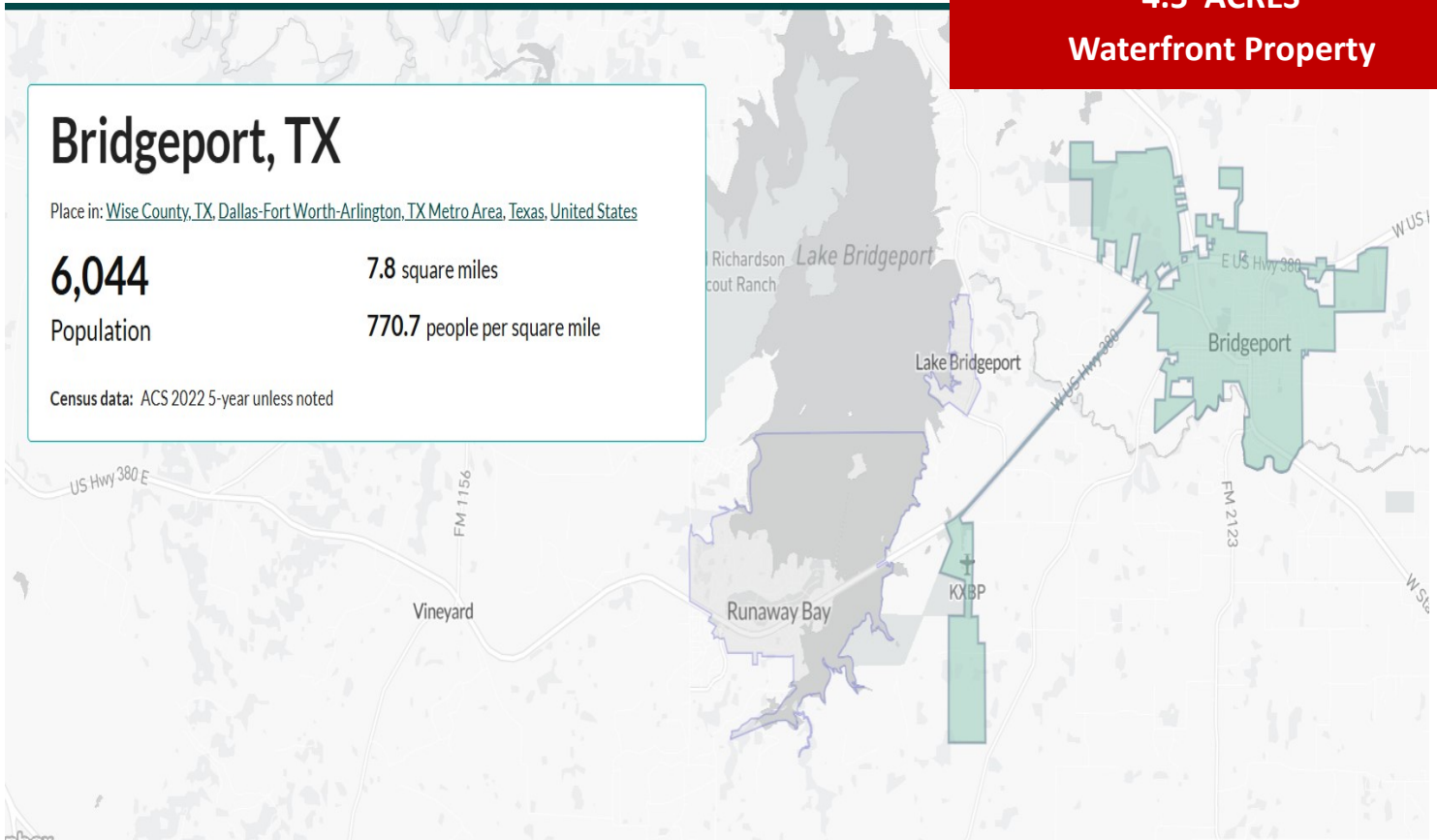
6,044

Population

7.8 square miles

770.7 people per square mile

Census data: ACS 2022 5-year unless noted



### Bridgeport

City in Wise County, Texas, US

Bridgeport is a city in Wise County, Texas, United States. The population was 5,976 at the 2010 census. In 2009 Bridgeport was named by the Texas Legislature as the Stagecoach Capital of Texas.. Source: [Wikipedia](#)

Area of Bridgeport	7.4 sq mi
Population	6,100
Male Population	3,193 (52.3%)
Female Population	2,907 (47.7%)
Population change from 1975 to 2015	+94.5%
Population change from 2000 to 2015	+31.2%
Median Age	30.6 years
Male Median Age	30.6 years
Female Median Age	30.6 years
Timezone	Central Daylight Time





## Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<b>ANA Commercial</b>	<b>9001995</b>	<b>sales@anabrokers.com</b>	<b>(972)726-6000</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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<b>Bob Wise</b>	<b>577674</b>	<b>bwise@anabrokers.com</b>	<b>(469)238-4255</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission  
TXR-2501

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0 Date

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